

Minutes of the Patton Homestead Directors – Jan. 19, 2016

Attending: Carin Kale, Georgina Keefe-Feldman, Bill Burrridge, John McWane, & Rich Barbato, with guest Marc Johnson.

Carin called the meeting to order @ 4:05. Most of the meeting centered on the application for CPC funds.

Carin briefed the BOD on her presentation to the CPC at their Jan. 15th meeting, and other CPC matters.

- Tom Catalano, Chair of the CPC, offered his opinion that the Homestead would not meet Nat'l. Register requirements, although initial research indicates otherwise. Tom suggested that we get a letter from an outside consultant or expert giving an opinion on this. Georgina Keefe-Feldman stated that the Bevara consultant had not only stated that the Homestead would qualify because of the famous occupants, but that the Town or nonprofit should pursue this as it is helpful in grant applications. Georgina will contact Stefanie Muscat on this. G K-F also remembered Joanne Patton having a similar conversation with Carl Nold, CEO of Historic New England. He also urged applying for the Nat'l. Register.
- Carin urged the BOD to read the National Register guidelines online. She also has an interesting article about this from *Yankee Magazine*.
- Concern was voiced by several Directors concerning the Feb. 11th CPC meeting. John and Carin will not be able to attend. Also, without the Facilities Report in hand, what info will be able to add? Georgina stated that we do not want to attend a meeting unprepared. Getting a CPC request on the warrant for the April Town Mtg is in doubt. John said we could put it on the warrant now; we can always take it off prior to T.Mtg. No decision reached on this.
- A site visit was requested at the CPC meeting. Some members have never been to the Homestead. Dorr will coordinate dates with G K-F and CPC members. It will also need to be posted on the Town website.

John McWane Updates:

- John reported that he had been in touch with Siemasko & Verbridge to discuss producing several drawings of the Homestead, to be used for upcoming presentations. Since that original contact he understands that we have no approval for this or a way to pay for designs, so he stopped the process. Designs would have cost approx. \$3,000. John was thinking of three renderings:
 1. House as is

2. with a tent
3. with a function room

- John thought that at one time Donna Brewer stated that the BOS can authorize payments from the \$250,000 already allocated to the Homestead from the land sale. M. Lombardo has since stated that 3 bids would have to go out for something like the drawings. We need to better understand this process.
- Marc Johnson stated that a meeting with M. Lombardo and representatives from the Homestead Board should be arranged, to delineate the Board's responsibilities, the Town's responsibilities and shared responsibilities. As an example, John mentioned the grounds around the Homestead – what does the Town take care of and what will be the responsibility of the nonprofit? There are many questions re: responsibilities that are unclear.
- Carin and John will schedule a meeting with the Town Manager.

Options discussion:

- Option One – Homestead as is. Marc said funding from the Town would continue for some period of time. Current operating costs run about \$37,000 annually, including the caretaker's salary. Rich brought up the GAR building in Lynn, which has been going through a similar process. He knows the fellow in charge, Bob Mathias, a City employee, and will be in touch to see how they operate.
- Option Two – first-floor upgrade
- Option Two-B – first floor upgrade and upgrade second floor for offices or bedrooms. Marc reminded the Directors that a consultant had estimated \$5,000 cost per bedroom for appropriate upgrades. Is there actually a market for office space, some wondered.
- Option Three – Upgrade and operate as an event center, similar to the Stevens Estate in Andover.

Other info:

- Some people have wondered if the \$500,000 voted on for a turf field at Town Meeting might be in play again at some point, as many questions concerning the field and Wenham's involvement have arisen. Marc said that money could linger for years.
- Also, there is still the unencumbered \$250,000 from the property sale to CP Berry. Marc suggested that we should ask for it at the Fall Town Meeting.
- Carin adjourned the meeting @ 6:10 PM.

The next Patton Homestead Meeting is set for Tuesday, Feb. 2 at 4PM, at the Library.